

Commercial Lots

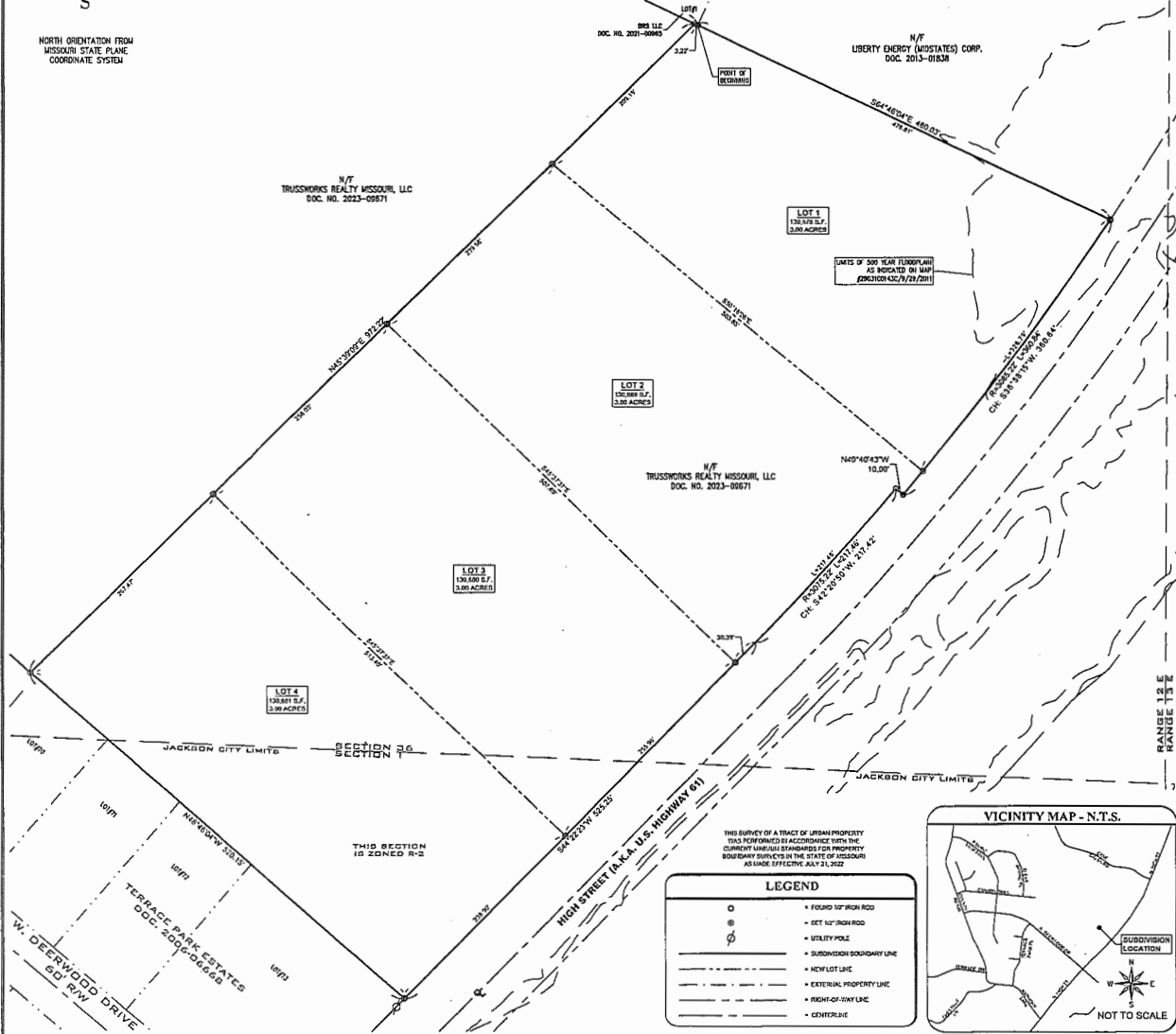
RECORD PLAT FOR

STRODER'S INDUSTRIAL PARK SUBDIVISION

ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI.



NORTH ORIENTATION FROM MISSOURI STATE PLANE COORDINATE SYSTEM



SUBDIVISION NOTES

RECORD OWNER
STRODER'S REALTY MISSOURI, LLC
DOCUMENT NUMBER 2023-0971

ZONING REGULATIONS
R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS:
FRONT: ON EACH LOT UPON WHICH A BUILDING IS CONSTRUCTED THERE SHALL BE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET AND NOT MORE THAN FORTY (40) FEET, EXCEPT WHEN A SIDEWALK IS ESTABLISHED BY SUBDIVISION PLAT THE FRONT YARD SHALL BE NOT LESS THAN THE SETBACK ESTABLISHED ON THE PLAT AND NOT MORE THAN TEN (10) FEET GREATER THAN THAT SETBACK.
REAR: EVERY LOT OR PARCEL OF LAND UPON WHICH A BUILDING IS CONSTRUCTED SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET.
SIDE: ON EACH LOT UPON WHICH A DWELLING IS CONSTRUCTED THERE SHALL BE A SIDE YARD ON EACH SIDE OF NOT LESS THAN FOUR (4) FEET. ALL BUILDINGS OTHER THAN RESIDENTIAL, BUSINESS AND INDUSTRIAL ACCESSORY BUILDINGS SHALL HAVE A SIDE YARD OF FIVE (5) FEET.

MARRIAGE LIFT: THIRTY-FIVE (35) FEET AND NOT OVER TWO AND ONE-HALF (2 1/2) STORES ABOVE GROUND.
MINIMUM LOT SIZE: DETACHED SINGLE FAMILY DWELLINGS SHALL BE ON A LOT HAVING AN AREA OF NOT LESS THAN EIGHT THOUSAND (8000) SQUARE FEET AND A WIDTH AT THE FRONT LOT LINE OF NOT LESS THAN SIXTY-FIVE (65) FEET.
PERCENTAGE OF LOT COVERAGE: ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN THIRTY (30) PERCENT OF THE AREA OF THE LOT.

OWNER AND DEVELOPER OF PROPOSED SUBDIVISION AND PLAT PREPARED FOR:
MR. STEVE L. STRODER
2310 CRENSHAW ROAD
JACKSON, MISSOURI 63735

LOT SIZES
TOTAL NUMBER OF LOTS: 4 LOTS
LARGEST LOT AREA: 150,000 SF (3.40 ACRES)
SMALLEST LOT AREA: 100,000 SF (2.28 ACRES)
TOTAL SUBDIVISION AREA: 500,000 SF (11.46 ACRES)

ZONING NOTE
THE CITY'S APPROVAL IS ONLY FOR THE PART IN LOTS WHICH ZONED R-2.

FLOODPLAIN NOTE
NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP COUNTY PANEL NO. 290310C142C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

PLAT PREPARED BY & SURVEYING SERVICES PROVIDED BY:
KOEHLER ENGINEERING AND LAND SURVEYING, INC.
204 CROCKER LANE, CAPE GIRARDEAU, MO 63701
(672) 233-2626

SUBDIVISION DEDICATION

THE UNDERSIGNED, MR. STEVE L. STRODER, PRESIDENT OF STRODER'S REALTY MISSOURI, LLC, OWNER IN FEE OF ALL OF DOCUMENT NUMBER 2023-0971, IN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, CONTAINING 12.30 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF THAT PART OF FRACTIONAL SECTION 1, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING IN PART WITHIN THE CITY OF JACKSON, COUNTY OF CAPE GIRARDEAU, AND PART WITHIN THE COUNTY OF CAPE GIRARDEAU, AND ALL OF THAT PART OF FRACTIONAL SECTION 36, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WITHIN THE COUNTY OF CAPE GIRARDEAU, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING (a) the most easterly corner of Lot 1 of the Jackson North Industrial Park Subdivision, Phase I, said plat being recorded in Document 2014-0782, South 84°40'00" East, 478.81 feet, to the most easterly corner of Liberty Energy Industrial Corp. Tract, as conveyed by Document 2012-0338, thence bearing 188° east-south-east and along the west right of way line of U.S. Highway 51, along the arc of a non-tangent curve opening to the northwest having a radius of 3953.22 feet, a distance of 462.84 feet along said curve and a bearing 187°02'30" West, 342.84 feet, thence along an offset to said west right of way, North 47°40'00" West, 18.00 feet, thence continuing along said west right of way, along the arc of a curve to the east having a radius of 3953.22 feet, a distance of 227.46 feet, thence along said west right of way, South 47°00'00" West, 222.42 feet, thence South 42°27'30" West, 325.23 feet to a point on the most westerly corner of the 73 of Terrace Park Estates, said plat being recorded in Document 2004-0044, thence South 84°40'00" West, 125.13 feet, thence South 47°00'00" East, 972.27 feet, thence South 84°40'00" East, 1.23 feet to the place of beginning and containing 12.30 acres, more or less, and being subject to any encumbrances of record.

MR. STEVE L. STRODER, PRESIDENT
STATE OF MISSOURI)
COUNTY OF CAPE GIRARDEAU) 355

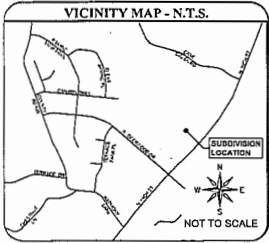
ON THIS _____ DAY OF _____, A.D. 20____, BEFORE ME, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MR. STEVE L. STRODER, PRESIDENT OF STRODER'S REALTY MISSOURI, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON DESIGNATED HEREIN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIX MY OFFICIAL SEAL IN THE AFORESAID STATE AND COUNTY, THE DATE FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____

I, LISA WALKER, CITY CLERK OF THE CITY OF JACKSON, MISSOURI, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF JACKSON, MISSOURI.
BY ORDINANCE NO. _____ PASSED _____
AND APPROVED THIS _____ DAY OF _____, A.D. 20____.
LISA WALKER, CITY CLERK

JANET SANDERA, PUBLIC WORKS DIRECTOR
HARRY DYER, PLANNING AND ZONING COMMISSION CHAIRMAN
DANIEL HANDEL, MAYOR

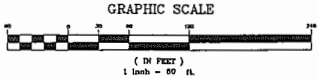
STATE OF MISSOURI) 355
COUNTY OF CAPE GIRARDEAU)

FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI, IN DOCUMENT NO. _____ AT JACKSON, MISSOURI.
ON THIS _____ DAY OF _____, A.D. 20____.
ANDREW DAVID BLATTNER
RECORDER OF DEEDS OF CAPE GIRARDEAU COUNTY, MISSOURI



LEGEND

- FOUND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD
- UTILITY POLE
- - - SUBDIVISION BOUNDARY LINE
- NEIGHBORLY LINE
- - - EXISTING PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- CENTERLINE



KOEHLER
Professional Engineers & Land Surveyors
194 Colker Lane
Cape Girardeau, Missouri 63701
Ph: (672) 333 - 3026 Fax: (672) 333 - 3049
MO PLS Corp. Certificate #0062262

DRAWN BY	ISSUED	REV DATE	DESCRIPTION	INITIALS
CHECKED BY	DESIGNER			
DRAWN DATE	OCTOBER 2023			
ISSUED DATE	JANUARY 2, 2024			
DRAWING NO.	3110			